

**MINUTES**  
**MOORE COUNTY PLANNING BOARD**  
**THURSDAY, MARCH 3, 2022, 6:00 PM**  
**MOORE COUNTY HISTORIC COURTHOUSE – 2<sup>nd</sup> FLOOR**

**Board Members Present:**

Joe Garrison (Chairman), Jeffrey Gilbert, Bobby Hyman, Tucker McKenzie, Farrah Newman, Amy Lynn

**Board Members Absent:**

John McLaughlin

**Staff Present:**

Debra Ensminger, Planning Director; Stephanie Cormack, Admin Officer; Jaimie Walters, Senior Planner; Tron Ross, Associate County Attorney

**CALL TO ORDER**

Chairman Joe Garrison called the meeting to order at 6:00 pm.

**INVOCATION**

Chairman Joe Garrison offered the invocation.

**PLEDGE OF ALLEGIANCE**

Chairman Joe Garrison led in citing of the Pledge of Allegiance.

**MISSION STATEMENT**

Vice Chair Bobby Hyman read the Moore County Mission Statement.

**PUBLIC COMMENT PERIOD**

The following individuals signed up to speak during the public comment period.

- Debra D'Angelo; 333 Major Rd., Carthage NC. See attached Exhibit A of Ms. D'Angelo comments for record.

**APPROVAL OF THE CONSENT AGENDA**

- A. Approval of Meeting Agenda
- B. Approval of Minutes of January 6, 2022
- C. Consideration of Abstentions

Vice Chair Bobby Hyman made a motion for approval of the consent agenda and approval of the minutes of January 6, 2022, meeting. Board Member Amy Lynn seconded the motion and the motion passed unanimously 6-0.

## **PUBLIC HEARING**

**Public Hearing #1** – Conditional Rezoning Request: Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) – Beulah Hill Church Rd. – Jaimie Walters

Senior Planner Jaimie Walters presented a request by Cellco Partnership d/b/a Verizon Wireless is requesting a Conditional Rezoning from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) to construct a 195' monopole tower for a Wireless Communication Facility on an approximately 0.23-acre portion of one parcel of approximately 677.65 acres located on Beulah Hill Church Road, owned by Hainoa, LLC, per Deed Book 4904 Page 237 and further described as ParID 00026293 in Moore County Tax Records.

Mrs. Walters went over the items within the packet regarding the request, explaining the rezoning request is only for a use of the tower and no additional structures.

With no further questions from the board, Chairman Garrison opened the Public Hearing.

Chairman Garrison asked if there would be a bond included with this submittal.

Mrs. Walters confirmed a bond is required with the application submittal.

Chairman Garrison inquired about the access point and how far off of Beulah Hill Church Rd would it be.

Mrs. Walters confirmed there would be a new access road which would be approximately 300 feet from Beulah Hill Church Rd. to include a buffer composed of existing vegetation as well as fencing.

Board Member Gilbert inquired if there were any churches within a mile of the request.

Mrs. Walters could not confirm however could verify there were no churches adjacent to the property.

The following have signed up to speak during the Public Hearing.

- Victoria Farmer; Verizon Representative from Tennessee
  - Ms. Farmer explained the need for a tower is to fill a known coverage gap and improve network, the tower is designed for 4 other providers besides Verizon.
  - The location determination was established by current tower locations and property availability which was conducted by a research group.
  - The lease will be for 30 years in which Verizon will provide any upkeep needed.
  - The tower is not a 5G tower however will have 5G capability and any future network needs as technology changes.

- James Bell; 1909 Vass Carthage Rd. Carthage, adjacent property owner
  - Mr. Bell feels this is a great need and could benefit many in the area.

With no further discussion or public comment Chairman Garrison closed the Public Hearing.

With no further comments Board Member Amy Lynn made a motion to approve the attached Moore County Planning Board Land Use Plan Consistency Statement and authorize its chairman to execute the document as required by North Carolina General Statute 160D-604. The motion was seconded by Vice Chair Bobby Hyman; the motion passed unanimously 6-0.

Vice Chair Bobby Hyman made a motion to recommend approval to the Moore County Board of Commissioners of the Conditional Rezoning from Rural Agricultural (RA) to Rural Agricultural Conditional Zoning (RA-CZ) to construct a 195' monopole tower for a Wireless Communication Facility on an approximately 0.23-acre portion of one parcel of approximately 677.65 acres located on Beulah Hill Church Road, owned by Hainoa, LLC, per Deed Book 4904 Page 237 and further described as ParID 00026293 in Moore County Tax Records; The motion was seconded by Board Member Farrah Newman; the motion passed unanimously 6-0.

## **PLANNING DEPARTMENT REPORTS**

Ms. Ensminger reminded the board there would be a meeting on April 7<sup>th</sup>.

## **BOARD COMMENT PERIOD**

Chairman Garrison thanked Moore County staff for all their hard work.

## **ADJOURNMENT**

With no further comments Vice Chair Bobby Hyman made a motion to adjourn the March 3, 2022, regular meeting. The motion was seconded by Board Member Amy Lynn; meeting adjourned at 6:35 p.m., the motion passed unanimously 6-0.

Respectfully submitted by,

Stephanie Cormack

March 3, 2022 Debra D'Angelo 333 Major Rd. Carthage (908) 672-9439

RE: Operation of Contractor business in RA-40 area in Major Sands, 315 Major Rd.  
Operation of landfill and land clearing and other debris management facility without permit at 315 Major Rd.

Zoning Complaints started October 4, 2021 made by next door neighbor Debra D'Angelo  
333 Major Rd, (also owns two other vacant lots in Major Sands) against

Stocum Contracting LLC, Erin Stocum, Lewis Jacob Stocum, LLC

License application lists 315 Major Rd. as address for business.

Operating contractor Yard in Major Sands at 315 Major Rd.'

Zoning = RA -40

Contractor Yard not permitted.

Rudy's Home Improvement - Rudy Breighner of 269 Major Rd., adjacent property, is part of the  
business and routinely dumps land clearing debris at 315 Major Rd.

These businesses are also operating landfill and debris management facility at 315 Major Rd.  
without permit.

Advertise mulch for sale, mulching operations performed at 315 Major Rd.

Assault & Battery on January 6, 2022, in which neighbor Debra D'Angelo while walking her dogs  
past 315 Major Rd, had her nose and cheekbone broken by an employee of Stocum  
Contracting.

Ms. D'Angelo had to move out of her house due to constant threats and physical assaults due to  
the conflict over the operation of the out of compliance contracting business.

After serious injury reported to Joel Strickland, a letter was sent on January 13, 2022 informing  
Ms. Roberts, property owner and wife of Lewis Jacob Stocum, both agents of Stocum  
Contracting LLC, that the operation of the contractor yard is in violation of zoning per Section  
8.96 of the Unified Development Ordinance.

To date, dumping of land clearing debris and operation of Stocum Contracting and business by  
Rudy Breighner continues at 315 Major Rd.

Photos and videos of land clearing debris being dumped within the past week are available.

This is the second time huge piles of debris have been stacked up on the property. The last  
piles were burned for over a week on the premises.